

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

35 Winmalee Road, Balwyn Vic 3103

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$2,860,000

Median sale price

Median price

\$2,581,500

Property Type

House

Suburb

Balwyn

Period - From

01/01/2021

to

31/03/2021

Source

REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	72 Winmalee Rd BALWYN 3103	\$3,010,000	26/06/2021
2	31 Winmalee Rd BALWYN 3103	\$2,835,000	22/05/2021
3	44 Winmalee Rd BALWYN 3103	\$2,650,000	22/05/2021

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

03/07/2021 10:44



 4  2  2

Property Type: House (Res)

Land Size: 771 sqm approx

Agent Comments

Indicative Selling Price

\$2,860,000

Median House Price

March quarter 2021: \$2,581,500

Comparable Properties



72 Winmalee Rd BALWYN 3103 (REI)

Agent Comments

 4  2  2

Price: \$3,010,000

Method: Auction Sale

Date: 26/06/2021

Property Type: House (Res)

Land Size: 822 sqm approx



31 Winmalee Rd BALWYN 3103 (REI)

Agent Comments

 4  2  2

Price: \$2,835,000

Method: Auction Sale

Date: 22/05/2021

Property Type: House (Res)

Land Size: 755 sqm approx



44 Winmalee Rd BALWYN 3103 (REI)

Agent Comments

 3  2  2

Price: \$2,650,000

Method: Auction Sale

Date: 22/05/2021

Property Type: House (Res)

Land Size: 676 sqm approx